

011.A

0001

0508.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

325,800 / 325,800

USE VALUE:

325,800 / 325,800

ASSESSED:

325,800 / 325,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 508

Owner 1: BRENTWOOD REALTY PARTNERS LLC

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6031																	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	325,800			325,800		149565
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0508.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	316,600	0	.	.	316,600	316,600	Year End Roll	12/18/2019
2019	102	FV	267,500	0	.	.	267,500	267,500	Year End Roll	1/3/2019
2018	102	FV	221,500	0	.	.	221,500	221,500	Year End Roll	12/20/2017
2017	102	FV	206,100	0	.	.	206,100	206,100	Year End Roll	1/3/2017
2016	102	FV	206,100	0	.	.	206,100	206,100	Year End	1/4/2016
2015	102	FV	186,100	0	.	.	186,100	186,100	Year End Roll	12/11/2014
2014	102	FV	163,400	0	.	.	163,400	163,400	Year End Roll	12/16/2013
2013	102	FV	163,400	0	.	.	163,400	163,400		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
									10/11/2017	Measured	DGM	D Mann					
									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.															
Sty Ht: 5	- 5 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 2	- Steel			1/2 Bath:	Rating:																		
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 4	- Flat			OTHER FEATURES																			
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average																		
Color: BRICK				A Kits:	Rating:																		
View / Desir: N	- NONE			Frl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C	- Average			CONDOS INFORMATION																			
Year Blt: 1971	Eff Yr Blt:			Location: F	- Front																		
Alt LUC:	Alt %:			Total Units:																			
Jurisdct:	Fact: .			Floor: 5	- 5th Floor																		
Const Mod:				% Own: 0.903699994																			
Lump Sum Adj:				Name: 16	- 6031																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AV	- Average			28.	%	Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:				1	3	1	0						
Sec Int Wall:				Economic:					%	Additions:													
Partition: T	- Typical			Special:					%	Kitchen:													
Prim Floors: 4	- Carpet			Override:					%	Baths:													
Sec Floors:				Total:	28.8				%	Plumbing:													
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				Totals											
Subfloor:				Basic \$ / SQ: 320.00				Rate				Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:				Size Adj.: 1.34269667																			
Electric: 3	- Typical			Const Adj.: 1.00909925																			
Insulation: 2	- Typical			Adj \$ / SQ: 433.573																			
Int vs Ext: S				Other Features: 32749																			
Heat Fuel: 3	- Electric			Grade Factor: 1.00																			
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO				Adj Total: 457547																			
% Com Wall				Depreciation: 131773																			
				Depreciated Total: 325773																			
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0001-0508.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:											